XSPACE

COMMERCIAL CONDOS FOR SALE

4229 N. FM 620 • AUSTIN, TX

LEARN MORE AT AQUILACOMMERCIAL.COM/XSPACE

AUSTIN PORTFOLIO REAL ESTATE kw

AQUILA™

OWN YOUR SPACE

XSPACE

PROFESSIONAL USE

The perfect space for growing your small business.

- E-Commerce
- Landscaping
- Podcast Studio
- Satellite Office

PERSONAL USE

There are millions of ways to make, do and create in your space.

- Art, Media & Photography
- Automotive
- Collector Firearms
- Crypto Mining
- Golf & Car Simulators
- Home Office
- Small-Business Storage
- Wellness Studio & Cycling
- Wine

INVESTMENT

Purchase a space to rent or lease for future returns.

- Affordable Entry Point
- Cubic Feet 200%+ of Area Self-Storage
- Diverse Tenant Profile
- Ease of Management
- High-Demand Asset Class
- Year 1 Cap Rates Estimated from 6% to 8%

XSPACE AMENITIES

XSPACE

FACILITY AMENITIES

- Business lounge + terrace for remote office and meeting use on fourth floor
- 24-hour video surveillance + security lighting
- Secure 24/7 access
- Janitorial service included
- Kitchenette, restrooms + showers
- Energy-efficient construction
- Landscaping + grounds maintenance
- Common-entry lobby with passenger elevator
- Multiple enclosed trash dumpsters provided
- Additional visitor parking on-site

UNIT AMENITIES

- Fully conditioned space with ventilation
- Single- and three-phase power available
- Ability to accommodate a mezzanine level
- Window line + natural light in most units
- Wide, 25-ft driveways for full drive-up access to all units
- Remote-controlled, motorized, pressure-sensitive doors
- Fire sprinkler system, heat/smoke sensors, strobe/horn alarms
- High clearance of up to 17.5 -ft
- High-speed data, telephone + lights

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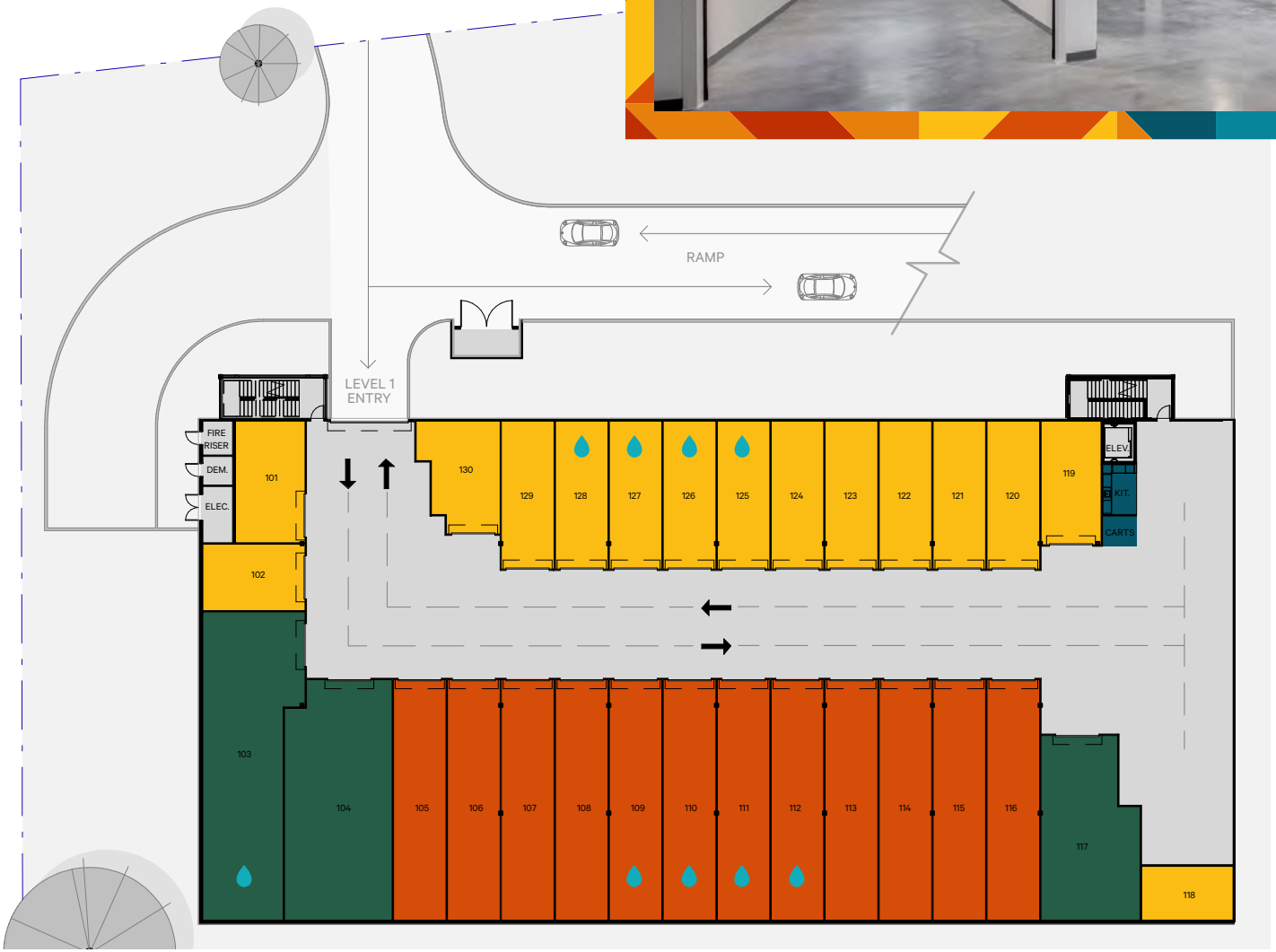
LEVEL ONE



TYPE A
(300 - 500 SF)

TYPE B
(501 - 700 SF)

TYPE D
(901 - 1460 SF)

WATER AVAILABLE

COMMON AREA

ACCESSORY/ CIRCULATION

XSPACE LEVEL ONE SPECS & PRICING

UNIT NO	AREA SF	PRICE
101	613	$199,990
102	378	UNDER CONTRACT
103	1,464	UNDER CONTRACT
104	1,369	UNDER CONTRACT
105	694	UNDER CONTRACT
106	694	PENDING
107	694	UNDER CONTRACT
108	694	UNDER CONTRACT
*109 + 110	1,388	$499,990
111	694	PENDING
112	694	PENDING
113	694	PENDING
114	694	$287,990
115	694	$287,990
116	694	UNDER CONTRACT

UNIT NO	AREA SF	PRICE
117	918	UNDER CONTRACT
118	257	UNDER CONTRACT
119	362	UNDER CONTRACT
120	434	UNDER CONTRACT
121	434	UNDER CONTRACT
122	434	UNDER CONTRACT
123	434	UNDER CONTRACT
124	434	UNDER CONTRACT
125	434	UNDER CONTRACT
126	434	UNDER CONTRACT
127	434	$189,990
128	434	UNDER CONTRACT
129	434	UNDER CONTRACT
130	266	UNDER CONTRACT

*109 + 110 - $499,990 (sold only as a column-less pair, with water) POA if separated

XSPACE

LEVEL TWO

TYPE A
(300 - 500 SF)

TYPE B
(501 - 700 SF)

WATER AVAILABLE

COMMON AREA

ACCESSORY/ CIRCULATION

XSPACE LEVEL TWO SPECS & PRICING

UNIT NO	AREA SF	PRICE
201	397	UNDER CONTRACT
202	301	UNDER CONTRACT
203	301	UNDER CONTRACT
204	301	UNDER CONTRACT
205	301	UNDER CONTRACT
206	301	UNDER CONTRACT
207	301	UNDER CONTRACT
208	301	UNDER CONTRACT
209	544	UNDER CONTRACT
210	400	UNDER CONTRACT
211	646	$229,990
212	697	$239,990
213	697	$239,990
214	697	$249,990
215	697	$249,990
216	697	$249,990
217	697	UNDER CONTRACT
218	379	UNDER CONTRACT

UNIT NO	AREA SF	PRICE
219	379	$159,990
220	379	$159,990
221	379	$159,990
222	379	$159,990
223	379	$159,990
224	543	UNDER CONTRACT
225	361	UNDER CONTRACT
226	574	UNDER CONTRACT
227	434	UNDER CONTRACT
228	434	UNDER CONTRACT
229	434	UNDER CONTRACT
230	434	$199,990
231	434	$199,990
232	434	UNDER CONTRACT
233	434	UNDER CONTRACT
234	434	UNDER CONTRACT
235	611	UNDER CONTRACT

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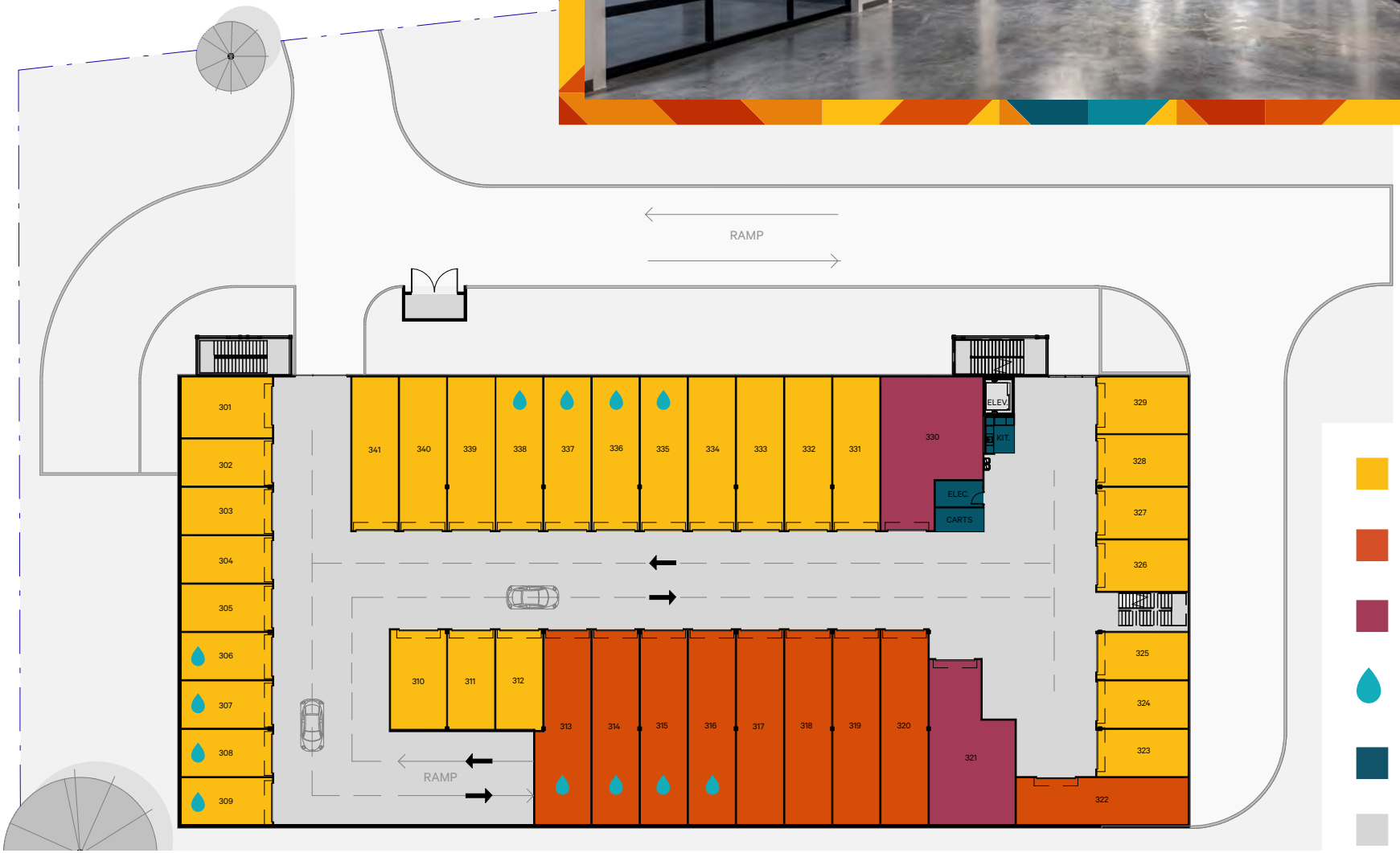
LEVEL THREE



TYPE A
(300 - 500 SF)

TYPE B
(501 - 700 SF)

TYPE C
(701 - 900 SF)

WATER AVAILABLE

COMMON AREA

ACCESSORY/ CIRCULATION

XSPACE LEVEL THREE SPECS & PRICING

UNIT NO	AREA SF	PRICE
301	378	UNDER CONTRACT
302	300	UNDER CONTRACT
303	300	UNDER CONTRACT
304	300	UNDER CONTRACT
305	300	UNDER CONTRACT
306	300	UNDER CONTRACT
307	300	UNDER CONTRACT
308	300	UNDER CONTRACT
309	300	UNDER CONTRACT
310	383	$179,990
311	319	UNDER CONTRACT
312	319	$149,990
313	632	UNDER CONTRACT
314	632	UNDER CONTRACT
315	632	UNDER CONTRACT
316	632	$279,990
317	632	$279,990
318	632	$279,990
319	632	$279,990
320	632	$279,990
321	845	UNDER CONTRACT

UNIT NO	AREA SF	PRICE
322	594	UNDER CONTRACT
323	306	UNDER CONTRACT
324	306	UNDER CONTRACT
325	332	UNDER CONTRACT
326	332	UNDER CONTRACT
327	332	UNDER CONTRACT
328	332	UNDER CONTRACT
329	380	UNDER CONTRACT
330	845	UNDER CONTRACT
331	495	UNDER CONTRACT
332	495	$259,990
333	495	UNDER CONTRACT
334	495	UNDER CONTRACT
335	495	UNDER CONTRACT
336	495	UNDER CONTRACT
337	495	UNDER CONTRACT
338	495	UNDER CONTRACT
339	495	UNDER CONTRACT
340	495	UNDER CONTRACT
341	495	UNDER CONTRACT

XSPACE
LEVEL FOUR

LAKEVIEW LOUNGE + TERRACE

- Fully furnished + commercial-grade kitchen
- Restrooms, showers, conference + lounge
- Panoramic views of Lake Travis + the hill country
- Available for use by all unit owners

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4229 N. FM 620
AUSTIN, TX 78734

EXPLORE THE AREA
(Click or Scan)

RESERVE YOUR XSPACE NOW

FOR SALES OPPORTUNITIES & INFORMATION, CONTACT:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____